

Section 16.18.05 Other Requirements.

(1) Signs. Please refer to Chapter 16.26 for specific sign regulations. Generally the following regulations apply to this zone.

(a) Signs or name plates not exceeding two (2) square feet in area and displaying only the name and address of the occupant.

(b) Home occupation signs. Signs advertising the sale of products lawfully produced on the premises.

(2) Landscaping.

(a) See Section 16.21.10 as well as the recorded Conditions, Covenants and Restrictions, for landscaping requirements. Landscaping shall be installed in accordance with the approved landscape plan;

(b) All portions of a lot not covered by buildings or hard surface shall be landscaped within one (1) year of occupancy of the structure.

(3) Walls and Fences. Non-site, obscuring fences that exceed thirty six (36) inches in height may be placed within the front setback or the side setback on a corner lot. Fences may not extend into the road right-of-way area. If a sight-obscuring fence is desired it may not protrude into a twenty five (25) foot visibility triangle on the street sides of a corner lot, or near a driveway used for ingress and egress on all lots. (See Figure 6 of Appendix 2).

(4) Water Requirements.

(a) Each dwelling must have sufficient culinary water available as required by the State Water Engineer and/or the governing water district for residential use only;

(b) Each dwelling must have sufficient water for outside irrigation to provide water for a landscaped area, plus any water required for irrigation of any agricultural use intended. The amount of water required for outside irrigation will be determined by the Wasatch County Water Resources Director, based upon the appropriate needs of the property after taking into consideration the existing irrigation patterns and any landscaping or agricultural plans of the owner. He will also be guided by the policies of the irrigation company involved as well as the State Water Engineer. Each lot must have a meter for secondary water, which will be paid for as part of the building permit;

(c) The water requirements for any other use in this zone will be determined as part of any Planned Performance Development or Conditional Use approval process.

(5) Requirements for Building Permit. All applicable requirements for issuance of a building permit from all Departments must be met before the permit may be issued.

(6) Additional Regulations. See also Chapters 16.21, and 16.29 for regulations that apply to this zone. In the event of a conflict between those chapters and the regulations contained in this chapter, the regulations of this chapter would control.